



### REAR GARDEN

Patio leading to lawn and raised borders and a timber shed. The rear garden is enclosed by timber fencing.



### SERVICES

Mains drainage, gas, water and electricity are connected.

### COUNCIL TAX

West Northamptonshire Council - Band C

### LOCAL AMENITIES

Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, Public Houses and restaurants. There are bus services to Northampton town centre. Local schools include Kingsthorpe Village Primary, Boughton Primary School, Kingsthorpe Grove Primary and All Saints CEVA Primary. Secondary education is available at Kingsthorpe Community College.

DOI/AK12052025/0061

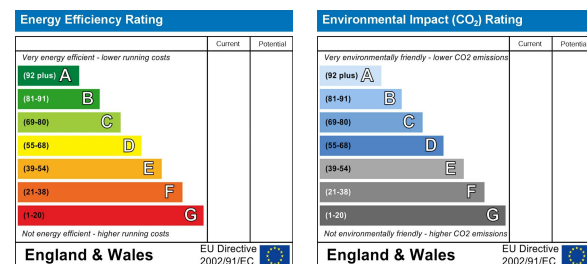
## 63 Falcutt Way, Kingsthorpe, Northampton, NN2 8PH



### Asking Price £300,000 Freehold

A very well presented and extended three bedroom detached property situated in a sought after area in Kingsthorpe. The accommodation includes of particular note a superb open plan area combining a modern kitchen, dining area and family room with French doors leading into the garden. On the first floor there are three bedrooms and bathroom with contemporary styled suite. There is an Enclosed rear garden. Plentiful off road parking and single garage which is currently partitioned to provide part office/part storage.

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

13'7 x 5'10

The entrance hall is accessed via a porch. There are stairs to the first floor and doors to kitchen and to:

#### LOUNGE

16'07 x 10'10 maximum

Spacious room with double glazed windows to the front elevation.



#### KITCHEN

17'1 x 10'2

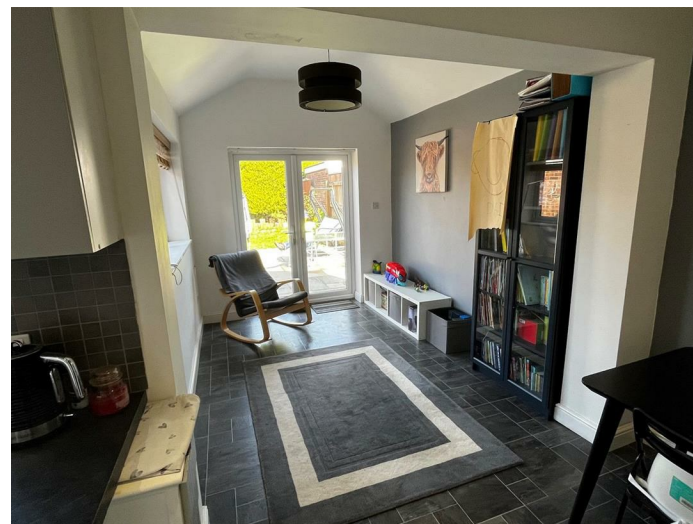
A fitted kitchen with a range of modern floor and eye level units with laminate work surface incorporating a sink and drainer. There is an integrated electric oven, gas hob with extractor over, space for washing machine, space for dishwasher and space for fridge/freezer. The kitchen area also has an under stairs storage cupboard, window to rear and door to side. The kitchen is open plan into:



#### DINING/ FAMILY AREA

10'0 x 8'5

The dining area has tiled flooring which continues from the kitchen and into the light and airy family room with high ceiling and double glazed French doors leading into the garden.



### FIRST FLOOR

#### LANDING

With doors to all first floor rooms

#### BEDROOM ONE

10'1 x 9'5

Bedroom one has a UPVC window to rear, built in wardrobes with sliding doors and airing cupboard.



#### BEDROOM TWO

11'10 x 8'10

A double room with window to the front elevation



#### BEDROOM THREE

8'10 x 8'0

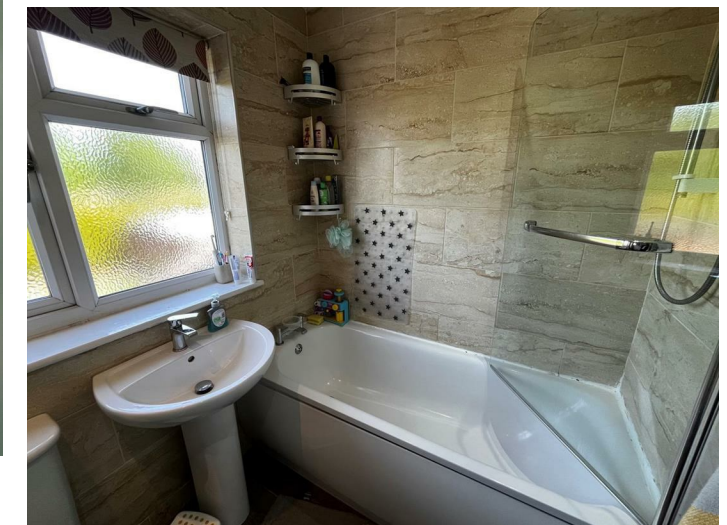
Single bedroom with double glazed window to the front elevation



#### BATHROOM

6'7 x 5'5

Contemporary suite comprising low level W/C, pedestal wash hand basin, panelled bath with mixer tap and electric shower. There is tiling to splash backs and window to rear.



#### OUTSIDE

To the front is a low maintenance garden with ample block paved parking, a gravel area and gated side access.

#### GARAGE

12'4 x 7'11

Single garage with up and over door, converted to storage. and partitioned to further provide:

#### OFFICE

7'11 x 6'11

Space with door and window.

For further information on viewing call 01604 230222